BLOCK 3 LOT 13
YULEE WOODS #3 PB 5/239

CASERTA MELISSA
85123 RENIA STREET
YULEE, FL 32097

2025

42-2N-27-4613-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

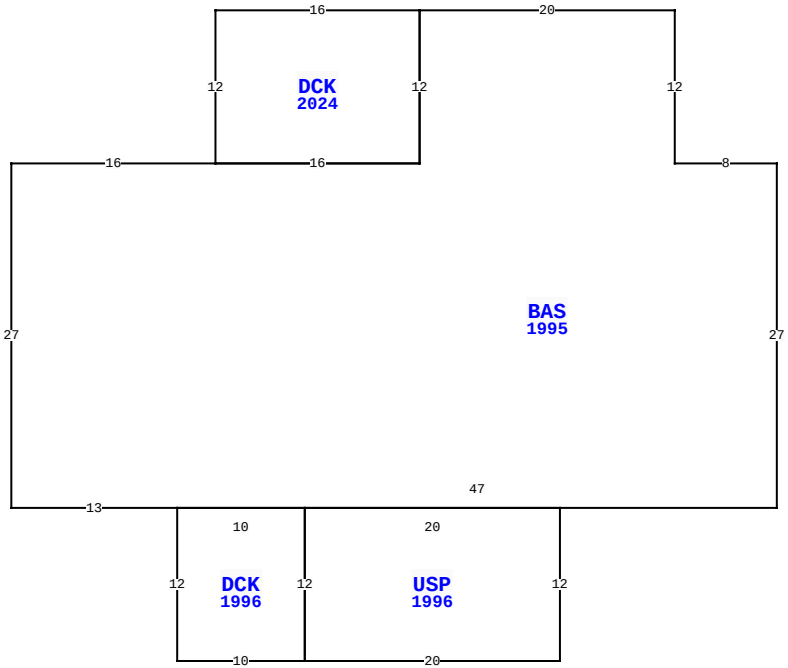
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1995	1,860	115,325
DCK	120	15	1996	18	1,116
DCK	192	15	2024	29	1,798
USP	240	50	1996	120	7,440
TOTALS	2,412			2,027	125,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,027	135.0800	114.82	232,740	1995	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2025 Heated Area: 1860 HX Base Yr 2025



85123 RENIA ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,680
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		213,340
SOH/AGL Deduction		0
ASSESSED VALUE		213,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,618
TOTAL JUST VALUE		213,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963348	ADDITION	2,040	10/01/1996
95-1094	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1045	11/27/2023	WD	Q	I	01	220,000
GRANTOR: SMITH EFFIE M & SYDNE						
GRANTEE: CASERTA MELISSA						
2199/0128	5/22/2018	WD	Q	I	01	132,000
GRANTOR: SWENSON JOHN H & & LI						
GRANTEE: SMITH EFFIE M & SYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W8 N12 W20 S12 W16 W16 S27 E13 E47 N27 $
USP=[YR=1996;ORIG=-37,39] E20 N12 W20 S12 $
DCK=[YR=1996;ORIG=-47,27] S12 E10 N12 W10 $
DCK=[YR=2024;ORIG=-28,0] W16 N12 E16 S12 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS